

Representative Nancy Jenkins Testimony - April 14, 2011

House Bill 4113 - legislation to eliminate the wall license requirement.

Thank you for the opportunity to speak to House Bill 4113 (H-2).

- This is the next step in the progression of licensing standards to keep up with today's technology.
- The elimination of this requirement is something that the Michigan Association of Realtors have been working with Department of Energy, Labor and Economic Growth on over the last few years in keeping licensing and regulation codes up with the times.
- There was a time when a wall license was a visible verifiable business connection between an agent, broker and client. Nowadays, with the technology available, people will rarely go into an office off the street to verify that their broker or agent is licensed. Although the wall license requirement will be eliminated, it is important to note that real estate licensees will still be required to keep their pocket cards on them at all times when conducting business.
- As a matter of practice, moving things online will streamline the current process of license transfers by reducing the administrative burden that is currently on the department and brokers and will allow a licensee to transfer brokerages without delay in practice.
- A licensee who transfers to another broker to is required to provide proof to the new employing broker that they are licensed by providing their pocket card. This license would serve as evidence of employment until the new license is received.
- The Michigan Association of REALTORS is working with the department on updating the pocket cards in hopes that they will be able to track continuing education credits with the swipe of a card and provide for even greater ease in license portability.